

Housing Licenses in Winona County

From Karen Bunkowski
2/8/22

For the foster care sites you'll be able to find what you are looking for on the state of MN site, Licensing Lookup. In a search bar, just type in [MN Licensing Lookup](#) and it should take you to the site. Then when at the site under County select Winona. For Licensing Type you'll want to search Adult Foster Care; Home and Community Based Services- Community Residential Setting (CRS) (this is the new terminology for Corporate Group Homes). If you search SUD you should be able to find information on the two Common Ground sites also (these are not licensed by the state and this are not Housing Support funded).

Additionally:

- HVMHC (all sites and most beds are Housing Support with Services (Rate 2) beds
 - has 4 Board and Lodge sites that total 38 Housing Support Beds for persons with primary mental health (MH) needs
 - Hiawatha Bluff Living (HBL) Supportive Housing Site has 20 supported apartment units for persons with primary MH needs
- Fresh Start Board and Lodge
 - Phase 1 has 10 Housing Support Beds
 - Phase 2 has 5 Housing Support Beds
- Mosher Veteran's Home
 - Has 6 Housing Support Beds

Of those above, only HVMHC has sites where services required to be offered/provided. Neither Fresh Start nor Mosher are required to provide any services beyond Board and Care so food and lodging (see the attached for details of what it is expected a vendor provides). There is no expectation of staffing support at these sites as they do not receive the additional Housing Support w/ Services rate (Rate 2). Also, just in case anyone is wondering, Winona County has no more Rate 2 beds. Rate 2 can be a bit of complicated topic so if there are questions on that, it would be better suited to a verbal discussion.

To get an idea of what are the basic expectations of a vendor accepting Housing Support Funding, I included a blank SFY 2022 Housing Support Agreement. On this document you'll see language regarding staffing qualifications so don't be confused. While the site may not be staffed like one would see in a group home for example, anyone having *Direct Contact* with the residents would be considered staff by the state and as such, would need to meet these standards.

For community members that are elderly or otherwise eligible, we also have a number of Assisted Living facilities as well as nursing homes in our county.



SFY 2022 Housing Support Agreement - Group Settings

Housing Support is an income supplement to help people with low-income and disabilities pay for their housing expenses. Requirements for Housing Support are in Minnesota Statute, chapter 256I.

AGENCY (COUNTY, TRIBE, OR MULTICOUNTY COLLABORATIVE) INFORMATION	
AGENCY (COUNTY, TRIBE, OR MULTICOUNTY COLLABORATIVE) Winona County Health and Human Services	
CONTACT PERSON Karen Bunkowski	PHONE NUMBER 507-457-6264
EMAIL kbunkowski@co.winona.mn.us	
VENDOR BUSINESS INFORMATION	
BUSINESS NAME	
BUSINESS ADDRESS	
CONTACT PERSON	PHONE NUMBER
EMAIL	

General Agreement Conditions

- a. This agreement applies to all Housing Support settings for which a completed Housing Support Vendor Profile, incorporated here by reference, has been completed and attached to this agreement, and is non-transferable. This agreement is effective on July 1, 2021, or upon the date that the required signatures are obtained, whichever occurs later, and will remain in effect through June 30, 2022.
- b. The agreement is subject to Minnesota Statutes, chapter 256I.
- c. The Minnesota Department of Human Services (“the Department”) has the authority to supervise and monitor the administration of Housing Support activities. This includes, but is not limited to, assuring timely and accurate distribution of benefits, completeness of service, and quality program management.
- d. The county, tribe, or multicounty collaborative (the “Agency”) named in this agreement may develop a quality control program or other monitoring program to review vendor performance. This includes, but is not limited to, ensuring the detection, prevention, investigation, and resolution of fraudulent activities or behavior by applicants, recipients, vendors, or other participants in the Housing Support program. The Agency may require and examine supporting documentation, and conduct site visits to the Housing Support setting named in the Vendor Profile to ensure quality and compliance.
- e. The agreement may be terminated with or without cause by the Department, the Agency, or the vendor with two calendar months prior notice.

- f. The Department has the right to suspend or terminate this agreement immediately when the health or welfare of the housing or service recipients is endangered, or when the Department has reasonable cause to believe that the vendor has breached a material term of the agreement.
- g. If the Department learns of a curable material breach of the agreement by the vendor, the Department will provide written notice of the breach and allow ten days to cure the breach. If the breach is not cured within the time allowed, the Department may immediately terminate the agreement. If a cure to the breach is not possible, the Department may immediately terminate the agreement.

Provider Standards

- h. Minimum Staff Qualifications
 - i. When Housing Support staff operate under a license issued by the Minnesota Department of Health or the Minnesota Department of Human Services, the minimum staff qualification requirements shall be the qualifications listed under the related licensing standards.
 - ii. All staff who have direct contact* with individuals in Board and Lodging, Housing with Services Establishments, Assisted Living, or Tribe-Certified Housing, and do not also operate under an additional license, must meet or exceed the following minimum staff qualification requirements, and provide documentation to the Agency when requested:
 - 1. Have skills and knowledge acquired through **at least one** of the following:
 - a. a course of study in a health or human services related field leading to a bachelor of arts, bachelor of science, or associate's degree;
 - b. one year of experience with the target population served;
 - c. experience as a certified peer specialist according to Minnesota Statutes section 256B.0615; or
 - d. meets the requirements for unlicensed personnel under Minnesota Statutes sections 144A.43 to 144A.483.
 - 2. Hold a current driver's license appropriate to the vehicle used if transporting recipients of Housing Support.
 - 3. Completion of vulnerable adult mandated reporter training (or child maltreatment mandated reporter training where applicable).
 - 4. Completion of orientation training when offered by the Department.
- i. Background Study Requirements
 - i. The following individuals are subject to background studies according to Minnesota Statutes section 245C:
 - 1. Controlling individuals as defined in section 245A.02; and
 - 2. Managerial officials as defined in section 245A.02; and
 - 3. All employees and volunteers of the establishment who have direct contact* with Housing Support recipients, or have unsupervised access to Housing Support recipients, their personal property, or their private data.

*Direct contact means providing face-to-face care, training, supervision, counseling, consultation, or medication assistance to recipients of Housing Support.

Room and Board Standards

- j. The vendor must ensure that Housing Support recipients have at a minimum:
 - i. food preparation and service for three nutritional meals a day on site;
 - ii. a bed, clothing storage, linen, bedding, laundering, and laundry supplies or service;
 - iii. housekeeping, including cleaning and lavatory supplies or service; and

- iv. maintenance and operation of the building and grounds, including heat, water, garbage removal, electricity, telephone for the site, cooling, supplies, and parts and tools to repair and maintain equipment and facilities.
- k. The vendor is required to uphold the quality standards of the license for their setting, including storage and handling of medications, according to related licensure or registration from the Minnesota Department of Health or the Minnesota Department of Human Services or tribal government.
- l. Vendors must report recipient move in, move out, and absence days as requested by the Agency.

Supplemental Service Standards

- m. If authorized by the Agency, the vendor shall provide supplemental services to eligible Housing Support recipients including, but not limited to, oversight and up to 24-hour supervision, medication reminders, assistance with transportation, arranging for meetings and appointments, and arranging for medical and social services.
- n. In addition, vendors must ensure that recipients have, at a minimum, assistance with services needed according to their Professional Statement of Need.
- o. Additional service requirements may apply if the provider is authorized in Minn. Stat. 256I.04 or 256I.05 to receive a special Housing Support Supplemental Service rate due to serving a special needs population or providing specialized services.
- p. All vendors providing supplemental services must maintain case notes with date and description of services provided to individual recipients.

Payment Standards

- q. Room and Board
 - i. The maximum Housing Support room and board rate is \$954 per month for State Fiscal Year 2022.
 - ii. Room and board payments cannot be used to pay for foster care for children who are not blind, child welfare services, medical care, dental care, hospitalization, nursing care, drugs or medical supplies, program costs, or other social services.
 - iii. The vendor must be able to verify upon request that at least \$204 per month is spent for the purchase of food for each Housing Support recipient.
 - iv. In the event of an overpayment, vendor is required to return funds according to terms of notification by the Agency or the Department.
- r. Supplemental Services
 - i. The maximum Housing Support supplemental service payment is \$482.84 per month, unless authorized by Minnesota Statute, chapter 256I, to be higher.
 - ii. The vendor must not use supplemental service payments to pay for housing, utilities, household supplies, or other things related to room or board.
 - iii. If authorized to provide supplemental services by the Agency, the vendor must enroll as a Minnesota Health Care Provider (MHCP) in order to bill and receive payment.
 - iv. Vendors are not eligible for supplemental service payments if concurrently receiving funding for a recipient under, or if funding is available through, a home-and-community-based waiver or personal care assistance under Minnesota Statute 256B.0659.
- s. Negotiated Rate
 - i. The Agency may at any time negotiate a lower Housing Support rate if in accordance with MN Statute 256I.

Other Requirements

- t. Vendors must inform the Agency of adverse events involving Housing Support recipients, including recipient death or serious injury.
- u. Vendors that operate emergency shelters must participate in the Homeless Management Information System (HMIS).
- v. Any vendor with a Board and Lodging license must also have a Special Service Registration with the Department of Health if providing any supportive services or health supervision services according to Minnesota Statute 157.17, even if not receiving Housing Support supplemental service payments.
- w. All vendors of Board and Lodging with Special Services are required to encourage sobriety on their premises and make referrals to volunteer and employment opportunities for residents.
- x. Vendors are prohibited from limiting or restricting the number of hours an applicant or recipient is employed.
- y. Some individuals have a basis of eligibility for up to three months of Housing Support after leaving residential mental health or substance use disorder treatment. Vendors must help these individuals apply for ongoing Housing Support if needed after this transition period.

Required Disclosures

- z. The vendor must submit the following information to the Agency prior to approval of this agreement and upon request, unless waived under the authority of an Executive Order for COVID-19 response:
 - i. Proof of current license and/or registration from state, or authorization from tribe.
 - ii. A list of residency requirements that could result in eviction.

Signatures / Dates

By signing this agreement, the vendor representative confirms that the vendor has read and meets all standards and requirements for Housing Support.

SIGNATURE OF VENDOR REPRESENTATIVE	NAME OF VENDOR REPRESENTATIVE (PLEASE PRINT)	DATE
------------------------------------	--	------

SIGNATURE OF AGENCY REPRESENTATIVE	NAME OF AGENCY REPRESENTATIVE (PLEASE PRINT) Karen Bunkowski	DATE
------------------------------------	---	------

Supportive Housing - pros and cons of programs that are happening in other jurisdictions.

Much of the information comes from SAMHSA – Substance Abuse and Mental Health Services Administration – a federal agency within HUD. The agency’s assessment of Permanent Supportive Housing (PSH) programs is based on the population for whom the housing is designed. The best practices and standards are different depending upon age (juvenile, single adult, adult family, seniors), gender, defining characteristics, etc. Home and Community Options, for example, is a PSH project. So are a number of residential facilities for seniors, for drug abusers, etc.

We really cannot answer the question about the operation and impact of other programs until we define the population. Several years ago, the Poverty Roundtable supported PSH for adults discharged from jail or prison and seeking an opportunity to change their lives. The more recent conversation about populations in need of PSH started in the CJCC Jail and Jail Alternatives Committee as a result of its experience with programs that would facilitate transition from incarceration to life in the community. In almost every case, the client’s most difficult challenge was housing. It should be noted that both the Roundtable and the JJA assumed that many if not most clients also would be homeless – which connects us to a significant amount of research and best practices. In past decades, HUD used the term “transitional housing” to describe a housing resource for this population.

The Committee should take up the challenge of defining the population for which the PSH would be developed. Once that is accomplished, there are manuals and procedure manuals on the SAMHSA web site that will help us to assess the operation of existing programs and provide at least a skeleton for organizing our own program. Presumably, defining the population will be one of the major questions to consider in the technical assistance program.

Justin Green

Day Center conversation notes:

Assets:

- + Things are convenience being downtown
- + Like the river
- + I like to be outside- travelled the whole river
- + A lot of stuff for kids
- + Rotary is a good club
- + Museum is good- 2nd Saturday of the month

Concerns:

- Too many drugs- worry I will be robbed- we have been robbed and kicked at the levee at night- it is not safe there at night
- “Stop the crime”
- Parking improved a lot- towed car and can't afford to get the car out- parking reinforcement
- City does not get \$
- Should have a payment plan to get or lower costs
- Volunteer opportunities- hard to advertise- get people info- how do you get there
- Gap in hours for warming center- drop in is a problem
- Transportation to and from is needed
- Don't like the bars- but want good music
- I have to walk around streets until the next one is open
- 7-9, no one has anywhere to go
- Need to build apartments for homeless like what desMoines is doing- hotel is just short term
- I wish the heroine and meth were out of this time
- There are a lot of support systems- I wish more people would use them (case workers, arms, UFW, therapist)
- Wonder if it would be helpful for case workers to come into the drop in center
- I like drop in center, I have friends there
- +Churches can be helpful- St. Mary's -generous donations
- I wish crime rates would go down
- Taxi prices are high- they should cut the rates



- A partnership between the public schools, the city and business leaders to collaborate in a way that lifts up the working poor. No one entity can do it alone, but a comprehensive program might. <https://swifoundation.org/what-we-do/grow-our-own/>
 - Commitment to improve the public pre-k 12 school system, including programming, quality and facilities.
 - Improvement across the board in education - lots of options, but it's not universally supported and celebrated. Certain groups focus on areas that need to be improved, but there's a lot to celebrate. Intentional about making improvements, and leverage relationships among educational institutions. Improve the narrative, especially for K12
 - High school internship connections- this feels really possible to have during the school day, trade experience→ Build greater relationships within the town, kids identify what they want/enjoy
2. Partnerships and shared planning with local education institutions.
- Winona should strive to maintain its educational facilities, both public and private. At the higher education level, there are fewer residential students than in the past. The comprehensive plan should address what will happen when WSU rebuilds its central campus dormitories. When completed, the new dormitories may allow for less student housing off-campus, enabling the city to convert residences now used for student housing into single or multi-family homes.
 - WSU enrollment- big part of economy- general college enrollment, getting that back
 - Partnerships- buy energy together with the city schools etc. buy in bulk for LEDS etc.

Housing and neighborhoods

Responses about housing focused on increasing the amount and variety of housing, with an emphasis on affordability for families and working-age folks. There were 209 comments about housing across all responses to questions about issues and ideas for Winona's future.

Connections to values

Housing choice and quality matter to Winona's shared values of livability and economy, and comprehensive plan themes of equity and sustainability.

Issues and ideas

1. Housing choice. Respondents expressed a need for more housing that meets a variety of needs.
 - Winona needs to concentrate on affordable housing - difficult to find land that can be developed reasonably, especially with the bluffs and the river. Twin homes and quad homes would be advantageous. We hear that housing is expensive here. Sometimes this is a drawback to winona - tough to find a place to live.
 - Winona NEEDS more homes for families especially for those who have walked a bad past and are trying to get back on their feet! It's hard for those like myself and my husband that have a bad past and a record to find a decent place to live. To many homes for college students and not enough for families in need!
 - 8000 people commute into winona, 11,000 commute out. There seems to be college housing, but what about family housing? Family rentals, starter homes, more housing



- inventory options - many single family homes have been converted into rentals for college students
- Housing. Housing is affordable here in my opinion, but finding a home to purchase was challenging and I would have preferred being able to buy a new-build which was unavailable.
2. Housing quality. Respondents noted that housing quality varies in Winona, and much of the housing that is available is not desirable. The age of Winona's housing stock is of note as well - 40% of housing units in Winona were built in 1939 or earlier.
- Housing-not enough quality homes for everyone. The ones on market are very run down
 - Improve property maintenance codes and compliance inspections.
 - I do think that the housing situation is the one that comes up the most. Rentals are mostly for college kids and they can be gross and are not always taken care of, but the new apartments are too expensive for a single person.
 - Housing being addressed with so many neighborhoods with houses in need of repair and yards a mess
 - housing - very old housing, built before 1900, tree roots cause problems in sewer pipes, leaders have to have a program to rebuild very old houses
 - there are rentals on the edges of the neighborhood - we should encourage landlords to worry about their exterior appearance. and I know it's not just landlords, sometimes it's a homeowner, but I hate driving through town and you can pick out the rental units just by how they look from the outside. some way to incentivize that. that's a sore thumb- a lot of the main roads in town are filled with rental units, and people visiting never get to see other areas of town. (first impression) what we can do to incentivize that - make winona pretty, homes have so many cool architectural features and it would be kind of cool to see that.
3. Historic neighborhoods in the heart of Winona.
- Love to see more single family ownership of homes. Many young families or individuals would like to live in affordable housing in the heart of Winona so they can walk, but they can't find housing so they live outside Winona. Housing is either expensive but not nice, or really expensive and nice, but not affordable.
 - more education (about historic preservation) - not only business owners and people in historic preservation districts, but also education on their responsibility as a property owner in a historic district. more education on behalf of the people who are responsible for making these decisions. When votes would go to the city council, the whole mission of the HPC would have to be described. Council should be more aware of what historic preservation commission does.
 - maybe a historic homeowners group would be helpful - or a historic building group for commercial building owners. Getting support, learning rules and opportunities. Windom park neighborhood has an informal (group like that). build support from fans, and excitement too.
 - WSU selling off three of the old st teresa's buildings - want to see reuse of those. hope demolition by neglect doesn't happen, and someone finds use for them.
 - up in the twin cities, the neighborhoods around the lake area, people tear down a small home and build a bigger home. When people knock down homes, it's important for them



to be rebuilt in the style of the neighborhood. It's important for us to have high standards in our community - all neighborhoods have really cute charm and character and that might apply - have high standards for that type of rebuild or remodel, so it's not just fast/inexpensive. When we're reinvesting in the core of the city, how can we best facilitate that without detriment to neighborhoods.

4. Housing affordability. Respondents noted that both apartment and home prices create barriers for growth.
 - Improved housing that is affordable for manufacturing operators
 - Twin homes, 4-6 unit homes that people can get into. La crosse, onalaska, and holmen do that. It seems to work. 200-300,000 range.
 - new homes being built are too expensive
 - There are lots of nice new rental options, but not everybody wants to rent, and homeownership is still really important to people. Lack of affordable startup housing limits our growth
 - to do that (edu-industry partnership), we need more affordable housing for young professionals and young families. We have this kind of gap here. there's never a middle that really gets on the market. How do we create that 125-150 nice neighborhoods for up and coming professionals.
5. Housing equity. Respondents expressed concern that Winona's housing is segregated by income level, and a desire to see mixed neighborhoods across the city.
 - Housing seems segregated. I don't know this issue through and through, or how to fix it, but I suspect there's a need for more affordable housing all over town instead of in specific areas.
 - Safe and secure permanent housing for low income residents. Public housing is not safe and secure for long term.
 - housing access: MN Supreme Court decision only allow certain number of renter on one block: systemic, racist, classist policy on the books that needs to be removed
 - concentrations of poverty creates more poverty behaviors. i think winona's neighborhoods could relax their covenants and we'd see better outcomes. mixed income reduces property crime and helps people feel like they are in a vibrant place and not stuck there
 - new condos, apartments, should have a certain percentage set aside for working-class affordable or section-8 affordable and required to do that. reduce segregation, and make the community more diverse.
 - winona needs to accept density in some of its developments. be amenable to mixed income housing, so poverty is not concentrated resulting in neighborhood issues. be amenable to apartments.

Economic development

Responses about economic development were wide-ranging, reflecting Winona's strong, diverse economic base. In response to questions about issues and ideas for Winona's future, there were 202 comments about economic development.



Housing Stability Budget

Governor Walz’s budget proposes strategic investments of \$1 billion in improving access to affordable housing and supporting people facing housing crises over the next three years, with most funding allocated for State Fiscal Year 2023. This document describes the proposed investments and the impact they will have for Minnesotans, listed by agency and by whether they are investments in the capital or operating budgets. A summary table of all proposed funding levels appears at the end of the document.

Minnesota Department of Human Services (DHS)

Capital

Emergency Shelter Facilities

The Governor recommends \$72.006 million for the Emergency Shelter Facilities grant program, providing grants to local government units, Tribal governments, and nonprofit organizations to acquire land, predesign, design, construct, or renovate, furnish and equip facilities for emergency homeless shelters for individuals and families experiencing homelessness in accordance with Minnesota Statute 256E.36. This project would improve and expand overnight emergency shelter options throughout the state. Funds would support adding additional emergency shelters by renovating existing facilities not currently operating as overnight, emergency shelter; adding additional emergency shelter beds through renovations of existing emergency shelters; and improving the safety, sanitation, and habitability of existing emergency shelters.

Operating

Addressing Deep Poverty

The Governor recommends advancing initiatives to ensure people living in deep poverty are offered supports to meet their basic needs and to live in dignity. This proposal increases General Assistance for the first time since 1986 by indexing the benefits to an annual cost of living adjustment. This would raise the maximum GA benefit from \$203 per month to \$344 per month. This proposal also disregards pandemic periods from the Emergency General Assistance formula, making it more equitable for Tribes and Counties and streamlines the standard for lead agency overpayment errors.

AmeriCorps Heading Home Corps Initiative

The Governor recommends investing in a state match to help fund 100 positions for non-profits participating in the AmeriCorps Heading Home Corp Initiative. The initiative is a federal grant program that has provided 100 volunteers across 40 different shelter sites across Minnesota. Staff help individuals experiencing homelessness with navigating and accessing resources to permanent housing. This funding would provide the state-match requirement to ensure the positions continue to serve beyond 2022.

Community Living Infrastructure Program

The Governor recommends permanent funding for the Community Living Infrastructure Program. This grant program offers financial assistance to individuals with disabilities struggling with housing stability so they can move out of group homes or other congregate settings and return to permanent housing in the community. The program can cover rent and security deposits, utility set-up, and furnishing costs. The current appropriation is temporary and is set to expire on March 31, 2024.

ESP Funding for Shelter Services

The Governor recommends additional funding for the Emergency Services Program (ESP) to support Minnesota adults, youth, and families experiencing homelessness. This investment will increase shelter capacity and services across the state, giving shelter providers that were under financial strain even before the COVID-19 pandemic the resources necessary to support increased operations costs, manage safe facilities, and deliver enhanced services to Minnesotans experiencing homelessness.

Homeless Management Information System

The Governor recommends funding to assist with the ongoing maintenance and improvement of the Homeless Management Information System (HMIS). The database supports programs across multiple agencies to serving individuals experiencing homelessness and allows the state to partner with other stakeholders to track progress and determine the best ways to target resources to meet the needs of this population.

Homeless Youth Act Expansion

The Governor recommends expanding services under the Homeless Youth Act (HYA). This is the primary program to assist homeless youth around the state. This additional investment in the HYA would enhance the supports provided to youth and young adults in need of assistance and increase the number of housing units for youth experiencing homelessness. This proposal also places an emphasis on young parents who are homeless and LGBTQ+ youth, who are disproportionately homeless compared to other young people.

Housing Stabilization Services eligibility staff

The Governor recommends establishing permanent funding for additional staffing that assess eligibility for individuals applying for Housing Stabilization Services financial assistance. The current appropriation is temporary and is set to expire on March 31, 2024.

Housing Support for Adults with Serious Mental Illness Program Expansion

The Governor recommends expanding the Housing Support for Adults with Serious Mental Illness (HSASMI) program. The program provides support services to individuals with substance use disorders who are also homeless, long-term homeless, or at-risk for homelessness. These services help individuals to transition to and sustain permanent supporting housing.

Housing Transition Services through Housing Stabilization Services

The Governor recommends ongoing funding to assist people using Housing Stabilization Services Medical Assistance benefit as they move to stable housing in the community. The proposal would provide up to \$3,000 per individual in moving assistance to cover rent or security deposits, utility set-up, and home furnishing. The current appropriation is temporary and is set to expire on March 31, 2024.

Housing Workforce Study

The Governor recommends funding for the Department of Employment and Economic Development (DEED) and Department of Human Services (DHS) to work with Minnesota Housing and the Minnesota Interagency Council on Homelessness to survey and study the housing/shelter industry. This would include employees who work at shelters, transitional housing settings, street outreach, and site-based housing for the long-term homelessness.

Increase Transitional Housing Program

The Governor proposes expanding the existing transitional housing program. This program is the primary state program that funds temporary housing and wrap-around support services for individuals and families experiencing homelessness as they prepare to transition to long-term housing stability. The funds would be used to expand existing services, particularly in preventative programming.

Joint Homelessness Prevention Initiative

The Governor recommends an extension of current funding for the Joint Homelessness Prevention Initiative sponsored by the Department of Corrections (DOC) and the Department of Human Services (DHS). This proposal would maintain two temporary staff positions funded under DHS. The 2017 initiative was established to work with individuals identified as being at high risk of recidivism and to assist them in applying for public assistance benefits.

PATH Program Expansion

The Governor recommends expanding the Projects for Assistance in Transition from Homelessness (PATH) program. The program provides outreach and support services for individuals with serious mental illness who are experiencing homelessness, particularly individuals who are living in encampments, under highways or bridges, and other areas that are not fit for human living.

Staff position in the Housing Division for stakeholder engagement

The Governor recommends funding for additional staffing to assist in the administration of housing assistance programs. The position would assist with current and new programming, with a focus on community outreach and equity.

Minnesota Department of Public Safety (DPS)

Operating

Domestic Violence Housing First

The Governor recommends funding a new program that provides resources for survivors of domestic and sexual violence to access safe and stable housing, which reduces homelessness and promotes stability, safety, and well-being of victims and their families. Funding would be used to provide grants ranging from \$30,000 to \$150,000 to service providers and for support staff that offer community

engagement, advocacy, and expertise in housing resources. Providers may use funds to provide support such as rental assistance, security deposits, utility costs, transportation costs, and childcare expenses.

Transitional Supportive Housing for Survivors of Domestic and Sexual Violence

The Governor recommends funding transitional housing programming to provide medium-to-longer term housing (up to 24 months+) and advocacy services for survivors of domestic and sexual violence to aid in their recovery and healing. Funding would be used to provide grants to 5 – 10 service providers and for staff support for program implementation, including culturally specific transitional housing.

Minnesota Department of Health (MDH)

Operating

HIV Prevention for people experiencing homelessness

The Governor recommends funding to expand harm reduction services, including syringe services programs (SSPs), to improve linkages to care and prevent drug overdoses, HIV/AIDS, hepatitis C, and other infectious diseases for those experiencing homelessness or housing instability. Services include (1) linkage to substance use disorder treatment; (2) access to and disposal of sterile syringes and injection equipment; (3) vaccination, testing, and linkage to care and treatment for infectious diseases; and (4) education about overdose prevention and in some cases, access to medication that can reverse an overdose.

Minnesota Department of Human Rights (MDHR)

Operating

Prohibit Rental Discrimination Based on Public Housing Assistance Status

The Governor proposes establishing capacity for the Minnesota Department of Human Rights to investigate charges of source of income discrimination in housing that would result from a proposed policy to expanded protections for individuals and families using rental assistance for housing.

Minnesota Department of Veterans Affairs (MDVA)

Operating

Increase engagement and outreach activities

The Governor recommends additional funding for the hotel and outreach program for Minnesota Veterans. This proposal is intended to reduce chronic and long-term homelessness and disparities within the response system. Hotel rooms that have been provided to Veterans experiencing homelessness throughout the pandemic have proven successful in increasing engagement and housing outcomes and reducing average days to housing. Additional outreach in encampments and shelters, and peer supports are needed to engage with individuals in the pre-contemplative stage of change. This proposal will provide continued support for the hotel program and

increase outreach capacity throughout Minnesota. This proposal will also provide additional staffing for outreach efforts.

Low-barrier, permanent supportive housing for Veterans

The Governor recommends establishing permanent supportive housing options for Minnesota veterans. These housing options will have no barriers to entry and will support the goal of ending chronic and long-term homelessness among Veterans. This proposal is intended to construct 50 Accessory Dwelling Units (ADUs) throughout Minnesota and convert or construct a Safe Haven for 50 Veterans in the 7-county metro area. These housing options will have permanent supportive services available.

Tenancy supports and landlord engagement activities

The Governor recommends increased funding for the Minnesota Department of Veterans Affairs (MDVA) Homes for Veterans program, creating additional incentives provided to landlords who are renting units to Veterans experiencing homelessness. This program will create additional staffing for tenancy support services and landlord engagement and will create a Flex Fund to remove housing barriers.

Minnesota Housing

Capital

General Obligation Bonds for Public Housing Rehabilitation program

The Governor recommends \$60 million for the Public Housing Rehabilitation program to preserve existing public housing and keep it safe and healthy for residents. Funds are awarded statewide on a competitive basis to local public housing authorities for improvements in fire suppression systems, accessibility improvements, heating and cooling systems, building envelopes, energy efficient windows, elevators, and other critical health and safety items.

Housing Infrastructure Bonds

The Governor recommends authorizing the Minnesota Housing Finance Agency to sell \$250 million in Housing Infrastructure Bonds and recommends a corresponding appropriation of up to \$20 million annually for 20 years from the general fund to pay the debt service on the bonds. Funds will be awarded through competitive request for proposal processes to for-profit developers, non-profit developers, Indian Tribes or tribal housing corporations, and local units of government for supportive housing, preservation, senior housing, single family development, and manufactured home communities. The Governor also recommends expanding the eligible uses of Housing Infrastructure Bonds to include new construction of rental housing for households with incomes at or below 50% of area median income.

Operating

Challenge

The Governor recommends a \$25 million increase to the Economic Development and Housing Challenge program in FY 2023 and \$25 million in FY 2024-25 to produce more new housing opportunities across the state. Many employers across the state are hiring more people, but often the limited supply of housing is impacting business expansion. The priority for the funding will be on increasing rental and homeownership housing opportunities in communities where the lack of housing is impacting job growth, as well as providing downpayment assistance to first-time homebuyers through community-

based nonprofit organizations and local units of government. This recommendation will create an estimated 1,225 housing opportunities across the state over three years.

Community Stabilization

The Governor recommends \$100 million in FY 2023 to preserve and improve existing housing commonly referred to as Naturally Occurring Affordable Housing. Investing in existing housing is an important and cost-effective way to maintain housing that is currently affordable to low-income households. In recent years the affordability of housing throughout the state has been eroded as older apartments and single-family homes are purchased and upscaled, leading to increased rents or home values. Community Stabilization is a new program, and the resources will be used to acquire, rehabilitation and preserve existing rental and homeownership housing so that it remains affordable for current and future households. With \$100 million, the state will preserve an estimated 2,850 homes.

Downpayment assistance

The Governor recommends \$12 million in FY 2023 and \$20 million in FY 2024-25 for additional downpayment and closing cost assistance. Minnesota has one of the nation's highest rates of homeownership (more than 70 percent), and also has one of the largest disparities in homeownership rates between white households and Black, Indigenous and households of color. There are an estimated 179,000 renter households between the ages of 25 and 44 who are potentially income-ready to buy a home. With home prices increasing significantly in recent years and interest rates on the rise, the need for additional downpayment and closing cost assistance is critical to address the wealth needed to become a first-time homebuyer. There This recommendation will help an estimated 2,667 households become first-time homebuyers over three years.

Greater Minnesota Workforce Housing

The Governor recommends \$10 million in FY 2023 and \$16 million in FY 2024-25 for the Greater Minnesota Workforce Housing Development program. This program builds new rental housing in Greater Minnesota, typically in cities and towns with populations under 5,000. While many communities have had increased jobs in the region, the market has not added adequate new housing. The development of new housing in all regions of Greater Minnesota is critical for economic growth and job creation. The additional funding will create an estimated 865 new units of housing in Greater Minnesota over three years.

Flexible Financing for Capital Costs

The Governor recommends \$10 million in FY 2023 for a Flexible Financing for Capital Costs program to fund financing gaps in housing development. The program will provide deferred loans or grants to developments that need additional financing due to either ineligible costs from a specific funding source or to help with unanticipated gaps in financing due to changing market conditions. For example, the costs of construction materials increased 17% last year compared to the previous year. This funding will assist around 333 units of rental housing.

Homelessness Prevention

The Governor recommends an increase of \$19.5 million in FY 2023 and an increase of \$19 million in FY 2024-25 to the Family Homelessness Prevention and Assistance Program. Significant one-time federal resources, including the COVID-19 Emergency Rental Assistance program, will run out of funding in 2022, leaving many renters one life incident away from losing their housing without adequate homelessness prevention resources. The priority for funding will be on direct assistance, but the funds may also be used to better coordinate access to prevention services and funding. The housing assistance

is typically paid to the housing provider or property owner. We estimate that the new funding will serve an estimated 19,250 households over three years.

Housing Trust Fund – Rental Assistance

The Governor recommends a \$10 million increase in FY 2023 and a base increase of \$25 million in FY 2024-25 to the Housing Trust Fund program to provide rental assistance for individuals and families. The state's rental assistance program helps meet the overall need in the state that is not met through federal programs. Only one out of every four individuals/families that is income-qualified for federal rent assistance receives rental assistance. The new funding will provide housing assistance to an estimated 1,500 households each year.

Landlord Risk Mitigation Fund

The Governor recommends \$5 million in FY 2023 to expand the Landlord Risk Mitigation Fund program. The purpose of the program is to provide a financial guarantee and case management services to incentivize rental housing owners to rent to tenants they would otherwise not likely rent to. With a tight rental market, it can be challenging for any renter to find housing and people with felony records, multiple evictions, behavioral health challenges, and long-term or chronic homelessness face significant challenges in finding stable housing and meeting the rental screening criteria. The funding will help an estimated 2,000 households find stable housing.

Pre-Natal to Pre-K Housing Assistance (Homework Starts with Home Expansion)

The Governor recommends \$10 million each year starting in FY 2023 to add to and expand the Homework Starts with Home program. On any given day, around 8,000 school-age children are identified as homeless or highly mobile in school districts across the state. This impacts more than 1,400 schools in 300 school districts that cover 77 of Minnesota's 87 counties. Priority for the new funding will be to serve younger children and pregnant families experiencing or at-risk of homelessness. An estimated 5,000 young children not yet in school are identified when they access certain state early childhood programs as being at-risk of or experiencing homelessness. The funding will provide rent and other housing assistance to families with or expecting children that lack housing stability. The funding will provide housing assistance for an estimated 1,425 families each year.

Strengthen the Supportive Housing Model

The Governor recommends \$12 million in FY 2023 and \$30 million in FY 2024-25 to strengthen supportive housing for individuals and families who are at-risk of or have experienced homelessness. Certain costs associated needed for permanent supportive housing to operate effectively (such as front desk and security costs) do not have a reliable or coordinated source of funding, creating up-front and ongoing challenges to building and maintaining this critical type of housing. The funding may be used to create partnerships with the health care sector to demonstrate more sustainable ways to provide services for supportive housing residents, improve access to health care, and reduce use of expensive emergency and institutional care.

Workforce and Affordable Homeownership

The Governor recommends an increase of \$12 million per year starting in FY 2023 to increase the supply of single-family homes across the state. The Workforce and Affordable Homeownership Program finances homeownership development grants to cities, tribal governments, nonprofit organizations, cooperatives and community land trusts for development of workforce and affordable homeownership projects. Funds can be used for development costs, rehabilitation, land development and manufactured home park infrastructure. This recommendation will create an estimated 900 homes over three years.

Housing Stability Budget Summary by agency, budget, and program	FY2023 (millions)	FY2024 (millions)	FY2025 (millions)	Total (millions)
DHS	\$118.1	\$69.1	\$88.2	\$275.4
Capital	\$72.0	--	--	\$72.0
Emergency Shelter Facilities	\$72.0	--	--	\$72.0
Operating	\$46.1	\$69.1	\$88.2	\$203.4
Addressing Deep Poverty	\$0.1	\$19.4	\$26.7	\$46.2
AmeriCorps Heading Home Corps Program	\$1.1	\$1.1	\$1.1	\$3.3
Community Living Infrastructure Program	--	--	\$11.0	\$11.0
ESP Funding for shelter services	\$35.0	\$30.0	\$30.0	\$95.0
Homeless Management Information System	\$1.6	\$2.0	\$2.0	\$5.6
Housing Stabilization Services eligibility staff	--	--	\$0.8	\$0.8
Housing Support for Adults with Serious Mental Illness Program Expansion	\$3.1	\$3.1	\$3.1	\$9.2
Housing Transition Services through Housing Stabilization Services	--	\$1.1	\$1.1	\$2.3
Housing Workforce Study	\$0.2	\$0.2	--	\$0.4
Increase Homeless Youth Act Program	--	\$5.6	\$5.6	\$11.2
Increase Transitional Housing Program	--	\$1.5	\$1.5	\$3.0
Joint homelessness prevention initiative	--	--	\$0.2	\$0.2
PATH Program Expansion	\$5.0	\$5.0	\$5.0	\$15.0
Staff position in the Housing Division for stakeholder engagement	\$0.1	\$0.1	\$0.1	\$0.2
DPS	\$1.3	\$2.0	\$2.0	\$5.3
Operating	\$1.3	\$2.0	\$2.0	\$5.3
Domestic Violence Housing First	\$0.5	\$0.8	\$0.8	\$2.0
Transitional Supportive Housing for Survivors of Domestic and Sexual Violence	\$0.8	\$1.3	\$1.3	\$3.3
MDH	\$1.1	\$1.1	\$1.1	\$3.4
Operating	\$1.1	\$1.1	\$1.1	\$3.4
HIV Prevention for people experiencing homelessness	\$1.1	\$1.1	\$1.1	\$3.4
MDHR	\$0.4	\$0.4	\$0.4	\$1.1
Operating	\$0.4	\$0.4	\$0.4	\$1.1
Prohibit Rental Discrimination Based on Public Housing Assistance Status	\$0.4	\$0.4	\$0.4	\$1.1
MDVA	\$11.6	\$6.9	\$3.9	\$22.4
Operating	\$11.6	\$6.9	\$3.9	\$22.4
Increase engagement and outreach activities	\$1.7	\$1.7	\$1.7	\$5.1
Low-barrier, permanent supportive housing for Veterans	\$8.8	\$4.2	\$1.2	\$14.2
Tenancy supports and landlord engagement activities	\$1.1	\$1.0	\$1.0	\$3.1

Housing Stability Budget Summary by agency, budget, and program	FY2023 (millions)	FY2024 (millions)	FY2025 (millions)	Total (millions)
Minnesota Housing	\$535.5	\$92.0	\$92.0	\$719.5
Capital	\$310.0	--	--	\$310.0
General Obligation Bonds for Public Housing Rehabilitation program	\$60.0	--	--	\$60.0
Housing Infrastructure Bonds	\$250.0	--	--	\$250.0
Operating	\$225.5	\$92.0	\$92.0	\$409.5
Challenge	\$25.0	\$15.0	\$15.0	\$55.0
Community Stabilization	\$100.0	--	--	\$100.0
Downpayment assistance	\$12.0	\$10.0	\$10.0	\$32.0
Flexible Financing for Capital Costs	\$10.0	--	--	\$10.0
Greater Minnesota Workforce Housing	\$10.0	\$8.0	\$8.0	\$26.0
Homelessness Prevention	\$19.5	\$9.5	\$9.5	\$38.5
Housing Trust Fund -- Rental Assistance	\$10.0	\$12.5	\$12.5	\$35.0
Landlord Risk Mitigation Fund	\$5.0	--	--	\$5.0
Pre-Natal to Pre-K Housing Assistance (Homework Starts with Home Expansion)	\$10.0	\$10.0	\$10.0	\$30.0
Strengthen the Supportive Housing Model	\$12.0	\$15.0	\$15.0	\$42.0
Workforce and Affordable Homeownership	\$12.0	\$12.0	\$12.0	\$36.0
Grand Total	\$668.0	\$171.5	\$187.6	\$1,027.1

Winona County Sequential Intercept Map
Strategic Plan
Updated 1/14/2022

Goal: Expand local supportive housing options.		Intercept: 4	Reports to: Jail & Jail Alt. Committee
Objectives	Actions	Who	Reports Due
Expand knowledge of existing local supportive housing options.	<ul style="list-style-type: none"> Gather data from licensors about current licenses that have been granted 	Karen Bunkowski	February 11th
	<ul style="list-style-type: none"> Gather information about services offered and current capacity of existing local supportive housing options. 	<ul style="list-style-type: none"> Get list of existing options from Karen Bunkowski. Christy Ferrington will develop list from HWVMHC. 	February 11 th
Expand knowledge of mandated/evidence-based supportive housing processes	<ul style="list-style-type: none"> Research/review legal authority (statutes/rules/regulations) for supportive housing; involve experts as necessary 	MHP – Karin Sonneman to review	?
	<ul style="list-style-type: none"> Research/review on elements of an evidence-based supportive housing program 	MHP – Karin Sonneman to review	?
	<ul style="list-style-type: none"> Receive presentation/overviews on supportive housing programs by other entities providing supportive housing (i.e. Zumbro Valley Scattered Sites) 	Kalene will contact ZVSS to review their framework.	February 11 th
	<ul style="list-style-type: none"> Obtain information (policies, flowcharts, etc) from other supportive housing programs 		
Identify strategies for expanding supportive housing options	<ul style="list-style-type: none"> Research on what other jurisdictions are doing 	Justin Green will work with Linda Soderstrom to develop list and pros and cons from other jurisdictions.	February 11 th

	<ul style="list-style-type: none"> • Workgroup brainstorming session to identify possible solutions 		
	<ul style="list-style-type: none"> • Solicit input from potential consumers of supportive housing 	Audrey will connect with Jay Palmer about recent discussions at the Day Center.	February 11 th
Evaluate strategies for improving access	<ul style="list-style-type: none"> • Identify the persons affected by the suggestion & include them in the discussion 		
	<ul style="list-style-type: none"> • Evaluate availability/expansion of resources 		
	<ul style="list-style-type: none"> • Identify cost of proposed strategy 		
	<ul style="list-style-type: none"> • Weigh pros/cons of strategy 		